UMassAmherst
The Commonwealth's Flagship Campus

Attending: Richard Yeager, Richard Nathhorst, Darrel Ramsey-Musolf, Ludmilla Pavlova-Gillham, Darrel Ramsey-Musolf, Niels la Cour, Kirsten Britton, Maryanne, Rod Warnick, Shannon LaFayette Hogue, Terry Carroll, Tilman Wolf, Anthony Paik, Nancy Buffone, Steve Schreiber, Ray Mann, AnnMarie Thorpe, Sandy Litchfield

AGENDA: CPPC Monthly Meeting **October 5, 2023**
Location: Zoom only 2:35-4:00
https://umass-amherst.zoom.us/j/94396857292?pwd=bjNLeGVrNmtoL0pSRmpyeFBJZm1hQT09
Meeting ID: 943 9685 7292 Passcode: 030621
Co-Host for today's Meeting: Prof. Stephen Schreiber, Architecture

Agenda Items for Discussion and Approval:

1. Review and Approve September 7, 2023 Meeting Minutes

2. Announcements:
   - (Reminder: Friday Oct 13th Docomomo event)
   - Encouraging CPPC attendance at Walk for Light (comprehensive campus safety check) November 6th will start at 5:30 at the Student Union west entrance, drinks and pizza. Rain date 11/9.
   - Update on bird strike glazing

2. 2012 Master Plan Overview and 10 Years Update, discussion

4. Discussion in advance of November 2nd CPPC meeting about Gordian/Sightlines Integrated Facilities Program (deferred maintenance)—key issues to raise, who to invite

5. Recruitment of new CPPC members

6. Other business

Docomomo Event – Oct 13, 2pm-9pm
Senior Planner Ludmilla Pavlova gave an explanation of the event, which is a tour of campus Brutalist buildings, which will end up at the Bromery Building, where put on by the Fine Arts Center group, an architecture graduate student, Colleen Tully has constructed a three-quarter scale model of a window from the Breuer building to create a photo booth. This will be the official Art Walk for the Fall with 3 galleries open to participants from 3 to 6 PM. Then at 6 30 to 9 Pm is the joy of art after party where we're partnering with the Okanagan Charter and the Amherst Palm fire. There'll be a dance party and a DJ and lots of music and images that UMass Brute has collected and curated of our buildings and projects all across buildings campus. Open to the public.

Walk for Light (comprehensive campus safety check) MON NOV 6, 5:30pm (rain date 11/9)

Meet in front of the Student Union. We will break into small groups, led by UMPD and identify broken lights and other things that need attention. An app is used to mark and identify the issues as we walk along. Darrel Ramsey-Musolf brought up the suggestion to increase the number of times a year this is sort of event is done, explaining the importance of identifying these kinds of issues in order to serve a student population of 25,000 students. All agreed, and Darrel will discuss with Chair Ray Mann about forming a subcommittee to address this.

Bird Strikes on Building Glazing
Meetings will be starting up in the next week, forming a group with Kelly Klinger, who has done a study on bird strikes, our grad student Colleen, and Ludmilla. The program will try to track the strikes/dead birds by building, and sort out which buildings are our worst for strikes, and then figure out how to address this.

2012 Master Plan Overview and 10 Years Update
Richard Yeager introduced Ludmilla Pavlova Gilman as Senior Campus Planner and Niels la Cour as our Senior Physical Planner, who have provided the framework and the blueprint for the university over the past 11 years. A Power Point presentation was given.

Purpose of the Plan

- Short term decisions are part of vision
- Ensure the look, feel, and function of our campus is reciprocal with our academic mission.
- Create a shared & supported framework which. informs planning decisions campus-wide.
- To create a document which could help us meet our go not only meet our goals, but raise our aspirations and help raise funds.

Niels spoke about the history of the campus master plan, from 1960 forward, and funding in great detail, funds in/funds out, and the list of consultants. Comprehensive planning had not taken place since Sasaki Associates did campus master plan in the early 1960s.

- For the 2012 Master Plan we were able to select a world-class team of consultants: Air St. Gross, Wilson Architects, along with VHB and assign Bond Engineering to create our consultant team.

- Typical planning process included an inventory and assessment. Unfortunately, the repercussion of the big market crash in the late to 2000's was that our budget got slashed from 2 million to 250,000 after we'd already selected our consultant team.

- We also brought in Simon Rain as a staff landscape architect, beefed up our planning team, and worked in a hybrid manner where the consultants led the process, but our F&P team did most of the work and handled most of the meetings.

- Process was about a LOT of meetings, nearly 200 events, over 350 hours with a very large, extensive group of stakeholders on campus:
  - *CPPC, UPAC, PTAB, Pedestrian Safety, etc*
  - *Faculty Senate*
  - *Student Senate*
  - *Deans and Faculty Presentations*
  - *Individuals*
  - *Open Campus Forums*

- *Student Poster Sessions*
- *Professional Organizations*
- *PUMA*
- *Local Town Officials and Commissions*
- *Regional Planning Agency*

Common Themes

- Built a beautiful pedestrian, friendly campus
  - *Remove Vehicular Barriers*
  - *Expand the super block*
  - *Plant trees*
  - *Build more WOW's and small spaces*
  - *Remove surface parking from within the loop*
  - *Create a strong positive visual character*
- Add & Upgrade Facilities
  - *Additional Classrooms*
  - *Additional Beds*
  - *Larger/New Student Union*
  - *Wellness & Health Center*
  - *Swimming Pool*
  - *Admissions Center*
  - *Laboratories*
  - *Find uses & renovate historic structures*
  - *Infrastructure to support excellence*

- Another big theme was the developing a mixed use 24/7, 12 months out of the year academic campus. This was truly a system-wide master planning exercise.

- Add more housing in the loop

- Remove non-essential uses from within loop

- Tours started at new admissions center, within Mass Ave corridor

- Connections to host communities and region: different alternatives for public/private ventures, connections to downtown Amherst, make the campus welcoming and accessible

- Demonstrate New England Sustainability
  - *Wind Turbines*
  - *Solar Panels*
  - *Local Farming*
  - *Shuttle Buses*

- Students choose to come to UMass
  - *A great value*
  - *Quality education*
  - *Diversity of experience*
  - *Many neighborhoods one city*
  - *They are able to start a career*

- *Proud to be at the Flagship*
- *“the world opened up”*

The Plan

- Guiding Principles – Culture of Planning
  - *Understand the Long-Term Growth Potential*
  - *Build a series of systems as the framework for growth*
  - *Build an open space framework*
  - *Create a clear vehicular and pedestrian circulation system*
  - *Develop an active mix-use campus core*
- Create growth opportunities and flexibility for the future
- Respect planning and building heritage
- Sustainability – Live it, Learn it, Lead it
- Embrace Community Connectivity
- “Creating Campus” – not just build buildings
- Capacity Program - build the square footage of buildings that we would need in order to become one of the best research institutions in the country
- Vision Program

Various plans from 2009 to 2012 - went into the making of the Master Plan. Ludmilla talked about how all of these plans and studies came together. The other plans that created the master plan framework were:

- Science & Engineering Plan 2008
- Classroom & Academic Plan 2009
- Library Master Plan 2010
- Learning Landscape Study 2010
- University Health Services 2010

Post 2012 plans that also informed the Master Plan:

- Student Experience Masterplan 2016
- Residential Life Masterplan 2021
- Campus Core Phase II
- Class labs & Auditorium Study
- Northwest Precinct Framework

Creating Campus not just buildings, these elements were focused upon:

- Open Space
- Pedestrian Circulation
- Bike Ways
- Roadways
- Land Use
- Utilities

Discussion

Niels showed a campus map that distinguished existing buildings, or those under construction, and areas showing proposed building sites (open space) of approximately the size needed to accommodate the program in order to meet our academic goals for becoming a top-level research institution.

Bicycle traffic and plans for core campus paths, and faster bike lane locations discussed. How to reduce the pedestrian to be vehicular con conflicts discussed.
Parking – looking at how much core campus land is taken up with parking lots, and the proposed plan to move parking to campus periphery. Existing parking lots can be turned into building sites.

North Pleasant Street issues: We looked at it in 3 stages –

- The first stage would create a complete street out of it, narrowing the travel lanes to10 feet, put in bike lanes on either side of the lanes, put some grass areas between the sidewalks and the roads, creating complete streets and beef up the crosswalks that are along the street. This would solve most of the problems that that we have.
- The second stage would use some type of gate that only service vehicles and authorized vehicles, buses would come through, because certainly transit does not ever want us to see us shut down North Pleasant Street, because it is so key to how they operate and their routes.
- The final third stage, which I don't think will ever happen, was basically closing down the street altogether, because it does kind of bisect the campus.

There was a hope that we might be able to provide another way to connect to 116.
We also talked about narrowing down the four-lane streets we have – Mass Ave and Commonwealth Ave, into 2 lanes. Have parking for the Mullins Center events be able to come in off 116, go up Mullins Center Way and access lot 12 directly, or access 116 from further north on 116. So traffic that is going to the Mullins Center for events wouldn't need to come into the campus proper.

Another idea has been to wrap parking lots into residential buildings.

Heart of campus was discussed, what and where it is.

Website created, by GS(?) architect Alexander Stepanov, with a built-in app for likes and dislikes, to serve as a student survey. It allows the community to put a green thumbs up, or a red thumbs down on the map, and say what is like or disliked. The Master Plan is on the website and the different areas can be clicked on to reveal a 500-word narrative about what will be going on these areas, with a space for entering comments.
Master Plan Story Map – clickable map that gives the story behind the development of each area of the Master Plan. Neils was happy to report that most of the red areas – the thumbs down areas – have been addressed and resolved.
Background on the Master Plan was shared – **“Master Plan Explorer”** - another clickable campus map with 500-word windows for each area clicked on, telling what is coming up in the area These also have room for comments, and gives people a way to be involved in the process.

Master Plan Implementation
Academic plans completed:

- Academic Learning Laboratory
- Bartlett Replacement Space (61,400 gsf)
- Hills Replacement Space (49,700 gsf)
- Isenberg Sch. of Mgmt Addition
- Life Sciences (NLSB Phase 3) (148,000 gsf)

- New Academic/Student Life Bldg (55,000 gsf)
- New Physical Sciences Bldg (350,000 gsf)
- Tilson Farm Structural Testing Facility

Academic plans in Planning, Design, or under Construction
- SPHHS Hub (26,800 gsf)
- Computer Sciences Laboratories (94,300 gsf)
- Sustainable Engineering Laboratories (78,000 gsf)
- Pavilion (1,600 gsf)

Academic plans – still figuring out what to do with
- Hadley Farms Solar Testing Facility
- New Building Bartlett Site (64,900 gsf)

Campus Life Projects completed
- Student Union Addition/Hampden Renovations
- Disk Golf Course

Campus Life Projects plans – still figuring out what to do with
- University Health Services Facility

Support - completed projects
- Football Training Facility (38,400 gsf)
- Stadium Press Box (8,700 gsf)
- Champion Center (49,500 gsf)
- Electrical Substation
- Pilot Array Installation
- Relocation PVTA Training Facility
- Parking Lot (280 spaces)

Support - in Planning, Design, or under Construction
- CHP Addition
- Parking Structure (670 spaces)
- Geotechnical Tests in Progress

Support – still figuring out what to do with
- Complete Streets Program Improvement
- Hicks Pedestrian/Service Way
- Material Handling Facility
- West Lawn Improvement

Other Projects not mentioned in Master Plan where improvements/upgrades have been made:
Academic
- Furcolo Hall Renovation
- Robert B. Brack Structure Testing Facility
- Paige Laboratory Renovations
- Bromery Center for the Arts – Arts Bridge Renovation

Campus Life
- Gladchuck Sports Complex
- Lincoln Campus Center Renovations
- Worcester Commons
- Richard F. Garber Field Resurfacing

Support
- Old Chapel Restoration
- North & ISB Chiller Plant
- Central Core Utilities, Landscaping and Accessibility

Housing
University Village Apartments
Fieldstone Undergraduate & Graduate - *in Planning, Design, or under Construction*

We've gotten a lot done!

Points made –
- While these projects were ongoing, the infrastructure development around the campus core was a major utility upgrade project which produced the most visible improvement of the campus.
- The chiller facility that we built in the Northwest. That was really important for upgrading existing buildings to be able to be air conditioned, and will be part of our decarbonization efforts.
- There are some new facilities for dining – e.g. the Commonwealth Restaurant.

Richard Yeager –
- Central energy storage - including the thermal energy storage tank: Energy Exchange center that we just received board approval, to move forward.
- Computer science Laboratories or CSL, which is now nearing completion of its construction documents, and already has a number of early packages.
- Sustainable Engineering Laboratories building is just wrapping up schematic design with our design architect associates.
- A project that we presented to you all at the last CPPC meeting with Leers Weinzapfel Architect for the school of Public Health and Health Sciences Student Hub.This is adjacent to the existing top end facility.
- It represents all new construction, and it, too, would be a combination of steel, but also a hybrid of mass timber structure.
- Integration of a pavilion (anonymous gift) that will be on the east side of our campus. What was a former orchard north of Orchard hill and that project, I believe, is going to be moving into construction in the Spring.
- Completion of the Mount Ida campus assessment, utilizing a framework plan.

Discussion regarding campus communications ensued, suggestions for improvement, et al. Brief discussion about timelines for projects, Richard talked about the 5-year capital planning process, which provides framework for capital renewal projects. "We also receive money from the division of capital, asset management, and maintenance discount every year, which helps with our deferred maintenance backlog. We are right now in the midst of what's known as Cap Plan 5 and are roughly about 2 years in."

Statement from Tilman Wolf: “We do try to make sure that all colleges get new space. And HFA specifically has—South College, the Fine Arts Center bridge renovation, studio arts building, and so on. There have been improvements in the various colleges, but of course it doesn't affect everyone. So you may not have heard about them or haven't benefited from them directly. But we do work with the Deans every year to identify where the major areas are, and where they want to focus either smaller renovation projects to kind of spruce up an area or what their long-term capital plans are, so that we can then put it on the plan that Richard just described.”

Discussion regarding equity in campus spaces for different majors – Ray Mann shared that architecture professor Caryn Braus, has received an Advance grant to do an equity study of spaces on campus. Ray will ask her to the attend the next meeting.

Brief discussion about parking and those that need accessible parking and pathways or roadways through campus to reach their classrooms or workplaces.

Next month’s meeting (November) will feature a presentation from Sightlines, focusing on deferred maintenance.

Recruitment of new CPPC members
We have one open position – send Ray Mann an email if you have anyone to recommend.

This recorded zoom meeting can be reviewed here:

https://umass-amherst.zoom.us/rec/share/2l9qkDV9f2dVIWUbfwtWNynhLcoOcDqHgMKWELsMT573uTqTjTn49i1yo9LccF95.6MusUMMb-pLQLIpn?startTime=1696530576000

Next Meeting to occur – 2:35-4:00 November 2, 2023